

SURVEY REFERENCES:

- 1) "NILE ORCHARD TRACTS" VOLUME B, PAGE 10
- 2) PORTRIDGE SURVEY, AF NO. 3239835
- 3) "MOUNTAIN SPRINGS" AF NO. 3233971
- 4) GAHRINGER SURVEY AF NO. 3267453
- 5) GAHRINGER SURVEY AF NO. 3146603
- 6) NELSON SURVEY AF NO. 3225765
- 7) GILDEHAUS SURVEY AF NO. 3204069
- 8) GAHRINGER SURVEY AF NO. 3152642

DEED REFERENCES:

GRANTOR: LORENA RODRIGUEZ HURTADO
GRANTEE: ORCHARD VISTA-WENATCHEE LLC, A WASHINGTON
LIMITED LIABILITY COMPANY
AUDITOR'S FILE NO. 3271404
DATED: OCTOBER, 11, 2024

LEGEND

- FOUND MONUMENT AS NOTED
- 5/8" IRON ROD SET WITH PLASTIC CAP STAMPED "BETHJE 38490" IF POINT FALLS IN ASPHALT ROADWAY, AN IRON ROD WILL BE SET INSIDE A MONUMENT CASE
- INDICATES CALCULATED POSITION, NOTHING FOUND OR SET
- PUE INDICATES PUBLIC UTILITIES EASEMENT
- X— INDICATES FENCE LINE

SCALE 1 INCH = 50 FEET

PLAT OF ORCHARD VISTA

OF A PORTION OF TRACT 47 "NILE ORCHARD
TRACTS NO. 1" (B-10) LOCATED IN A PORTION OF
SECTION 17, T 22 N, R 21 E
WILLAMETTE MERIDIAN
DOUGLAS COUNTY, WASHINGTON

P-2023-01

JOB NO.: 24-452

JULY 25, 2025

SHEET 3 OF 4

MGS PASCO, INC. MAKES NO WARRANTIES AS TO MATTERS OF
UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUIESCENCE,
ESTOPPEL, ETC.

THIS SURVEY WAS PERFORMED BY TRIMBLE GNSS R12 OR R10 RTK
AND TRIMBLE S6 TOTAL STATION. ACCURACY OF MEASUREMENTS
MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN
WAC 332-130. ALL CORNERS NOTED AS FOUND WERE VISITED IN
NOVEMBER 2024.



7-25-25

BASIS OF BEARING:
WASHINGTON STATE PLANE COORDINATE SYSTEM, NAD83/2011
NORTH ZONE, US SURVEY FEET ESTABLISHED BY OPUS
SOLUTION AT THE IRON PIPE LOCATED IN THE SOUTHWEST
CORNER OF THIS PLAT AS SHOWN HEREON, DISTANCES
SHOWN ARE GROUND DISTANCES.

SEE SHEET 4 OF 4 OR LINE, CURVE AND ADDRESS TABLE

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 28th DAY OF August, 2025 AT 3:57pm

IN BOOK n/a PAGE n/a RECORD OF PLAT AT THE REQUEST OF

BRANDON BERNARD

AFN: 3277375

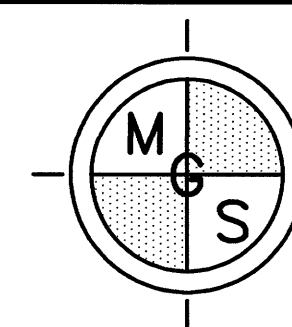
Thad Duval

DOUGLAS COUNTY AUDITOR

Amber Peterson

DEPUTY

\$438.50



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